

Superior Homes

5 Purbeck Drive, West Bridgford, Nottingham, NG2 7UA



ROYSTON
& LUND



**5 Purbeck Drive, West Bridgford
Nottingham, NG2 7UA
Guide price £400,000**

PRICE GUIDE £400K- £420K

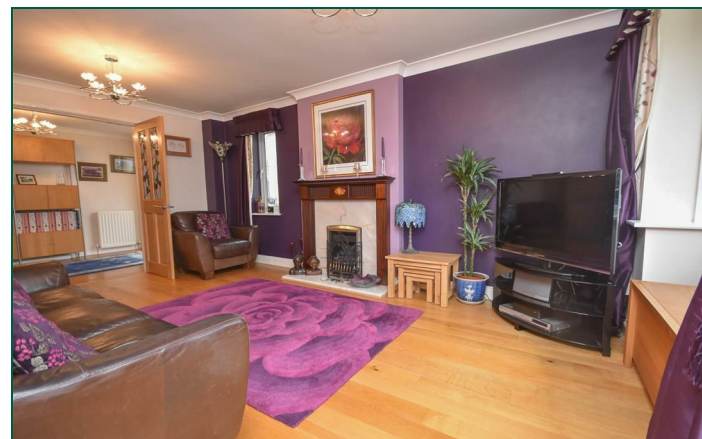
An extended four double bedroomed detached family home located on the sought after Compton Acres development in West Bridgford and within desirable school catchment area.

Located on a corner plot, the property has also been extended by current vendors to create a four double bedroomed family home which is immaculately presented throughout and in brief comprises: entrance hall, lounge, dining room/study, 26ft conservatory, breakfast kitchen, utility room, downstairs w.c and garage storage area.

To the first floor are four double bedrooms, and a family bathroom. The master bedroom has a walk in wardrobe and an en-suite contemporary shower room.

The property has double glazing and gas central heating, and has well maintained gardens to the front, side and rear

We recommend an early inspection as must be viewed to appreciate the size of accommodation on offer.





- Extended Detached Home
- GUIDE PRICE £400K-£425K
- Four Double Bedrooms
- Desirable School Catchment
- Immaculately presented
- Walk in wardrobe & Ensuite
- Corner Plot location
- EPC C
- Landscaped Gardens
- Viewing essential



Directions

From our office in West Bridgford take left turn onto Gordon Road at the mini roundabout turn left onto Rectory Road and at the traffic lights continue straight over onto Musters Road and take the fifth turning on the right onto Eton Road at the end of this road go straight across Loughborough Road onto Rugby Road and at the mini roundabout turn right onto Purbeck Road and the property is on the left hand side

Accommodation

Upvc double glazed front entrance door, opening into the

Reception Hall

With inlaid mat, wood flooring, stairs rising to the first floor, coving to ceiling, and doors leading to:

Lounge

18'9" into bay x 11'9" (5.72m into bay x 3.58m)

With upvc box bay double glazed window to the front elevation, radiator, double glazed window to the conservatory, oak leaded stained glass doors leading into the dining room/study, feature fireplace with wood surround, marble inset and hearth and gas living flame fire set upon, oak flooring, tv aerial point, coving to ceiling and door to the hallway

Dining Room/Study

11'9" x 8'3" (3.58m x 2.51m)

With stripped wooden floor, coving to ceiling, radiator, double glazed french doors with side lights leading into the

Conservatory

26' x 10'3" (7.92m x 3.12m)

With dwarf walls and double glazed sealed units set upon offering views over the rear garden, polycarbonate roof, wall light points, laminate floor, radiator, brushed steel sockets and fittings, double glazed french doors which step out to the rear garden.

Breakfast Kitchen

18'11" x 12'7" at longest/widest (5.77m x 3.84m at longest/widest)

Fitted with a range of buttermilk fronted wall drawer and base units with granite effect worktops over, with Franke one and a half bowl sink unit with chrome mixer taps over, integrated ceramic four ring hob with extractor hood over,

integrated stainless steel and glass double oven and integrated fridge and freezer, space for dishwasher, breakfast bar, box bay window to the front elevation, with a granite effect window sill, two radiators, wood laminate flooring, spotlighting, and door leading to:

Inner Hallway

With door leading to

Downstairs WC

With a two piece suite comprising a low flush w.c and pedestal wash hand basin with tiled splashbacks, chrome taps over, radiator and part tiled wall

Utility Room

10'10" x 7'5" (3.30m x 2.26m)

With a range of wall and base units with work surfaces over, incorporating stainless steel sink unit with chrome mixer tap over, tiled splashbacks,, door leading to the side elevation, wall mounted towel radiator, extractor fan, and wall mounted combination boiler, and door leading to the

Garage Storage

With a roller up and over door, offering storage for garden equipment and bikes

First floor Landing

With landing area, loft hatch giving access to the roof void, coving to ceiling and doors opening to:

Master Bedroom

12' at widest x 11'8" (3.66m at widest x 3.56m)

With double glazed window to the front elevation, walk in wardrobe, radiator, coving to ceiling, tv aerial point, and door leading to the

En-suite Shower Room

Fitted with a contemporary three piece suite comprising double walk in shower cubicle with glass shower screen, chrome overhead soaker shower and extra shower fitting set in chrome, vanity unit wash hand basin, concealed cistern low flush w.c and built in storage, mirror, fully tiled walls, chrome towel radiator, vinyl tiled floor, opaque double glazed window to the rear elevation, extractor fan

Bedroom Two

11'10" x 8'3" (3.61m x 2.51m)

With built in sliderobes, radiator and double glazed window to the rear elevation and coving to ceiling

Bedroom Three

14'6" x 7'6" (4.42m x 2.29m)

With a vaulted ceiling with velux window, radiator, double glazed window to the side elevation, and built in slide-robes

Bedroom Four

9'6" x 9'6" (2.90m x 2.90m)

With double glazed window to the front elevation, radiator and built in cupboard

Family Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap and electric shower over, pedestal wash hand basin with chrome taps, low flush w.c and built in storage, part tiled walls and opaque double glazed window to the side elevation, wall mounted chrome towel radiator

Outside

The property is set on a corner plot and has a brick built boundary wall with a paved and block paved pathway which leads to the front entrance door and continues to the side of the property. There is a block paved double width driveway which gives access to the side and offers off road parking. The front garden is laid to lawn and has borders of mature trees and shrubs and a gravelled area, there is gated access to the rear which leads through to the garden which has been landscaped with a patio area, lawn with herbaceous borders containing a wide variety of plants and trees, shrubs, a wooden childrens playhouse and garden shed with power. There are raised beds and raised paved seating area with mature evergreen screening offering privacy, outside tap, outside lighting

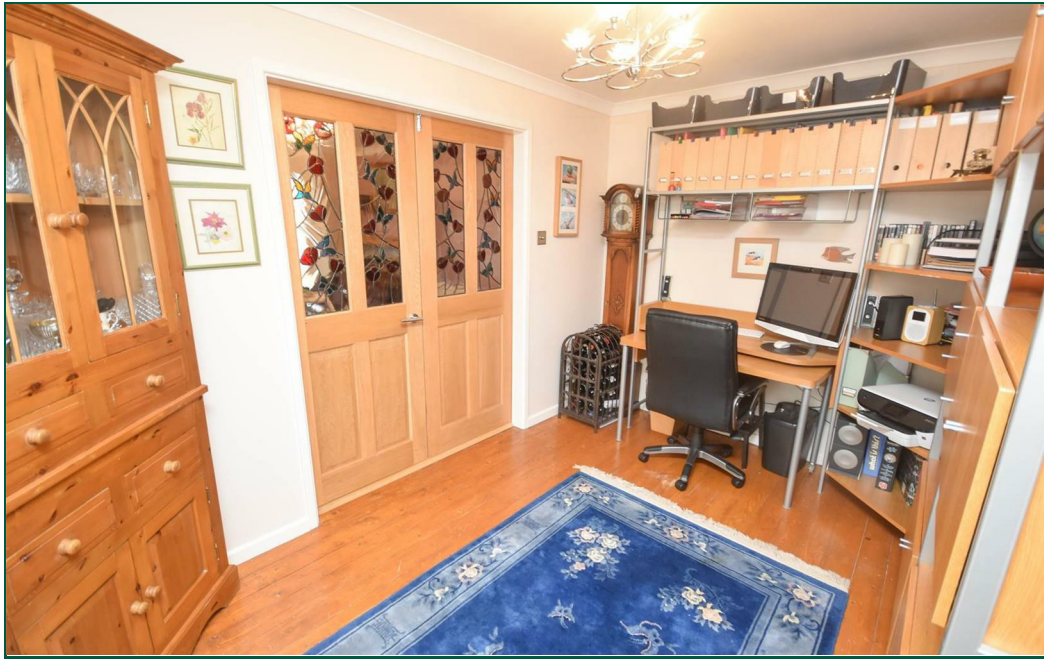
Services

Gas, electricity, water and drainage are connected.

Council Tax Band

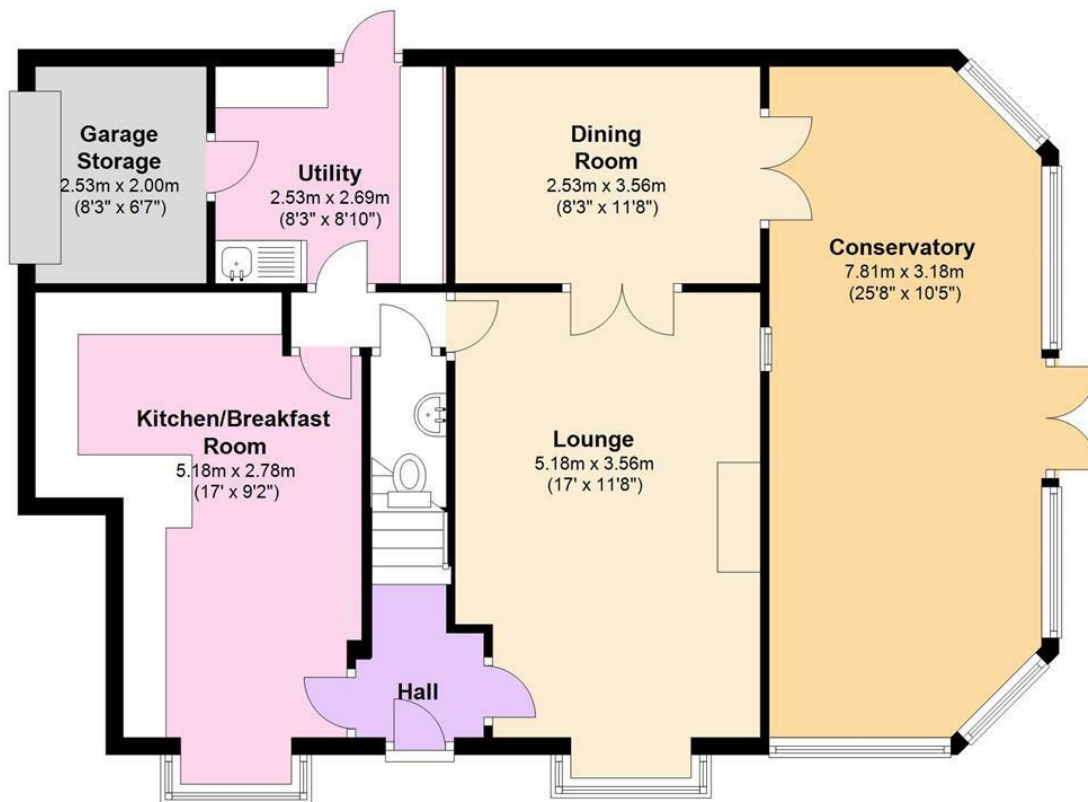
The local authority have advised us that the property is in council tax band E which, currently incurs a charge of £2290.05

Prospective purchasers are advised to confirm this.



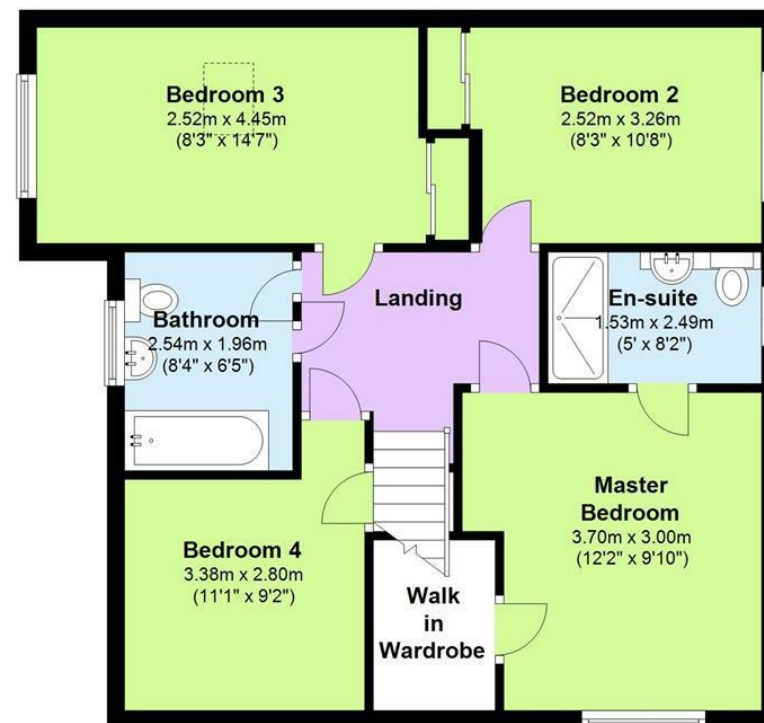
Ground Floor

Approx. 88.2 sq. metres (949.6 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 149.7 sq. metres (1611.9 sq. feet)



Compton Acres is within close proximity to West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.

West Bridgford lies within easy access of all the major road Links, East Midlands Airport, and East Midlands Parkway Railway Station which provides speedy access to London.

Superior Homes

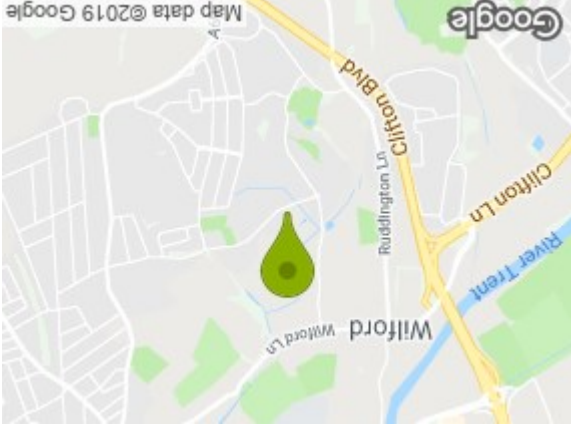


ROYSTON & LUND

3 Fountain Court, Gordon Road, West Bridgford,
Nottinghamshire NG2 5LN
T: 0115 981 1888
info@royston-lund.co.uk
www.royston-lund.co.uk
Follow us on Facebook & Twitter

Superior Homes
by Royston & Lund

This property is part of our
Superior Homes collection.
Please call for further properties
or to find out more about adding
your home to our collection of
Superior Homes.



These sales particulars have been prepared by Royston & Lund
Agents upon the instruction of the vendor. Any services, equipment
and fittings mentioned in these sales particulars have NOT been
tested, and accordingly, no warranties can be given. Prospective
purchasers must take their own enquiries regarding such matters.
These sales particulars are produced in good faith and not intended to
form part of a contract. Whilst we have taken care in obtaining
internal measurements, they should only be regarded as approximate.